



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-097757-25

In the matter of: 105, 872 UPPER GAGE AVE
HAMILTON ON L8V4K6

Between: The Effort Trust Company Landlord

And

Michael Osborne Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Osborne (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 29, 2026. The following parties participated in the mediation: The Landlord's representative, Abdulrahman Asiri, and the Tenant, Michael Osborne.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 6, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$1,799.00. It was due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to January 6, 2026 are \$5,751.90.
6. The Landlord is entitled to \$80.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 4 cheques given by or on behalf of the Tenant which were returned NSF.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,799.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$29.08 is owing to the Tenant for the period from April 1, 2025 to January 6, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 6, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$4,189.82. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 24, 2026 at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Rolland Roopchand
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owning To Move Out Date	\$5,751.90
Application Filing Fee	\$186.00
NSF Charges	\$80.00
Less the amount of the last month's rent deposit	- \$1,799.00
Less the amount of the interest on the last month's rent deposit	- \$29.08
Total amount owing to the Landlord	\$4,189.82